

## **Executive Summary**

### **AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)**

#### **1. Introduction**

As in previous years, the issue of poverty continues to be a challenge for the City of Albuquerque. The last Census in 2010 disclosed that 16.3 percent of the population had an income that was below the federally established poverty level of \$22,314 for a family of four. Among the elderly, 11 percent were living in poverty as were 23.5 percent of children under 18. Albuquerque's median household income is 93.0 percent of the national figure. The City has a substantial number of households with an income of less than \$15,000; in fact, 14.2 percent of households in the City (some 31,365 households) are below this figure. Significantly, more than half, 53 percent, of Albuquerque households fit the HUD definition of low income. The most current income data from the American Community Survey notes that overall in the United States the poverty level for 2014 is not statistically different than the poverty level for 2013.

It is no surprise that one principle of the ConPlan and 2016 Action Plan is to focus on program interventions that will best meet the immediate housing and supportive housing needs of cost burdened populations "at-risk" for homelessness, and invest in preventative strategies to break the cycle of poverty and chronic homelessness. The Division will continue to prioritize those program strategies that increase the capacity of vulnerable City residents to access and maintain affordable housing and to revitalize low income target neighborhoods.

During the implementation of the 2016 Action Plan, the Division will work closely with social services organizations, housing providers and developers, other City departments and public entities to identify changing community needs. Since the development of the ConPlan, the Division has continued its outreach efforts to learn more about the needs of target populations, such as grandparents raising grandchildren and youth transitioning from the foster care system, and to respond to those needs.

#### **2. Summarize the objectives and outcomes identified in the Plan**

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

**Objective 1: Increase Affordable Housing opportunities for low to moderate income households:**

- New Construction Rental Program: 60 Household Housing Units
- Rental Acquisition/Rehabilitation Program: 8 units rehabilitated
- Tenant-based Rental Assistance Program / Rapid Re-housing Program: 110 Households Assisted
- Emergency Intervention Program: 3337 Overnight/Emergency Shelter/Transitional Housing Beds

**Objective 2: Increase Sustainable Housing Opportunities for low to moderate income households:**

- Public service activities other than Low/Moderate Income Benefit: 1153 Persons assisted
- Homeowner housing rehabilitated (minor repairs or retrofit) : 1010 Housing units

**Objective 3: Revitalize Target Neighborhoods:**

- Homeowner housing rehabilitated: 10 Housing Units

**Objective 4: Increase Services for "at-risk" Populations**

- Public service activities other than Low/Moderate Income Housing Benefit: 4526

**3. Evaluation of past performance**

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

In the 2013-2017 Consolidated Plan, the City chose to prioritize renter programs over homeowner programs and to allocate housing funds 70 percent to rental programs and 30 percent to homeowner programs. However, in the 2016 Action Plan the proportion of housing funds allocated to renter programs has increased to 83 percent and the remaining 17 percent of funds is to keep people in their homes rather than to increase the number of homeowners. Developers of new housing homeownership projects have had difficulty selling and occupying units whereas there is a shortage of affordable rental units and available rental units are not unoccupied for long. Now the housing market has improved somewhat and new homeowner construction would be able to attract eligible homebuyers. However the construction costs for new single family housing units are so high that the Division has determined that it is a better use of funding to assist with new multi-family construction and rental acquisition/rehabilitation than single family home ownership because many more families can be helped.

In 2015, the Senior Retrofit Program was placed on hold until issues around income verification methods could be resolved. Once resolved, the program should be able to meet its goal. The Homeowner Repair program has been in existence for a number of years and has been a very successful program. However, the non profit operating the program decided to focus on their core mission and declined to enter into another contract. The Division has released an RFP for this service. However, it is expected that the new contractor will need some time to become familiar with the program and to operate as efficiently

as the previous contractor. Therefore, it is anticipated that the output for this program will be significantly lower during the 2016 Program year.

Within this context, the Division is concentrating its goal of increasing affordable housing opportunities through rental (both rehabilitation and new construction) and tenant based rental assistance, rather than homeownership. Similarly, the Division is focusing on increasing sustainable housing opportunities through homeownership rehabilitation and neighborhood revitalization. In the past, the Division has served at-risk populations through its Public Services programs and will continue to do so during 2016.

#### **4. Summary of Citizen Participation Process and consultation process**

Summary from citizen participation section of plan.

On September 22, 2015, at 5:30 pm, the Community Development Division presented the 2016 Action Plan at the Los Griegos Community Center. The meeting location as well as detailed information regarding location of free copies of the Action Plan, funding amounts and purposes of the proposed funding were advertised in the Albuquerque Journal on September 6, 2015. The information was also posted on the City's website. Members of the Albuquerque Citizen Team, the Affordable Housing Committee, the Strategic Collaborative to End Homelessness, the CoC Steering Committee, the ABQ Heading Home Initiative, as well as multiple social service agencies and housing providers were provided the Public Meeting Notice by email and invited to attend the meeting. A notice of the Public Meeting also went out to the City's Office of Neighborhood Coordination so that it could be forwarded to existing neighborhood associations. Citizens were notified at the Public Meeting and on the Department's website of the Plan's 30-day Public Comment period, which started on September 23, 2015 and ended on October 22, 2015. The Power Point Presentation that was presented at the Public Meeting is attached to the hard copy as well as the sign-in sheet.

Citizens were also encouraged to attend both the City Council Finance Government Operations (FGO) Committee and City Council Public Hearings when the 2016 Action Plan was scheduled to be introduced and voted upon.

#### **5. Summary of public comments**

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

One public comment was received at the public meeting and nine comments were received via email during the public comment period. One public comment had recommendations for additional language to be added to the policies and procedures for ESG monies. Seven comments concerned the lack of funding for homeless intact families and many recommended funding for Family Promise of Albuquerque. One comment stressed the need for housing and social services for Lesbian, Gay, Bisexual, Transgender or Questioning youth who have been evicted from their family homes. One comment dealt with failure on the City's part to enforce its Weed and Litter and Landscaping ordinances for a property owned by an agency that receives CDBG funds along with other complaints about the agency's clientele not respecting the privacy of the family property which is located next door to the agency. It also detailed encroachment activities by both the agency and its clientele and alleged that they denied services to a patient and spend too high of a percentage of their funds on salaries. The City treated this comment as a complaint that falls under the Citizen Participation Plan and the City complied with the language in the CPP for complaints. In addition the City met with the individual lodging the complaint.

## **6. Summary of comments or views not accepted and the reasons for not accepting them**

The comment regarding the ESG policy was accepted and the new language has been incorporated in the policies which are attached to this plan. The comments about funding for intact families were not accepted. The City does use both its general fund monies and federal funds to provide services to intact families. All of the City's social service contracts are awarded based on responses to an RFP. This particular social service agency responded to a City issued RFP but did not meet the threshold requirements for award of a contract. The comment about services for LGBTQ youth was not accepted but the City has issued an RFP for City General Funds and the organization that offers services to this population will be notified of the funding opportunity and encouraged to submit a response to the RFP. The comments about the provider of dental services were not accepted because there is another venue for addressing Weed and Litter complaints through the City's 311 call center. Calls are received and tracked and the appropriate departments are informed of the issue and the case is not closed until the issue has been resolved. May 2015 was the wettest May month in Albuquerque since records were kept and the weed growth was extraordinary and the Solid Waste Department was inundated with 311 calls for weed violations. The comments about salary expenses and refused services were deemed unfounded. In the RFP for public facilities, activities that are considered to be "Crime Prevention Through Environmental Design" will be considered eligible activities and the dental service provider could apply for CDBG public facility funds to build a fence or some other design feature that would help alleviate the encroachment of the public onto the homeowner's property.

## **7. Summary**

Community input for the 2016 Action Plan was solicited in multiple ways. The City publically presented the 2016 draft Action Plan on September 22 which initiated a 30-day Public Comment Period. E-mail invitations were sent out to housing developers, social service agencies, neighborhood associations, and an announcement was posted in the Albuquerque Journal. The Action Plan was posted on the City's website for the 30-day Public Comment Period and information was given on how to submit public comments.

## PR-05 Lead & Responsible Agencies – 91.200(b)

### 1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role		Name	Department/Agency
Lead Agency		ALBUQUERQUE	
CDBG Administrator			Department of Family and Community Services
HOPWA Administrator			
HOME Administrator			Department of Family and Community Services
ESG Administrator			Department of Family and Community Services
HOPWA-C Administrator			

Table 1 – Responsible Agencies

### Narrative (optional)

#### Consolidated Plan Public Contact Information

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## **AP-10 Consultation – 91.100, 91.200(b), 91.215(l)**

### **1. Introduction**

The City of Albuquerque's Community Development Division strived to make its 2016 Action Plan as "needs based" and as community driven as possible. The City has engaged multiple housing and social service organizations, public and not-for-profit entities at key points in the planning process. Most notably the City conducted extensive community outreach during the needs assessment phase of the planning process and again reached out for community input during its discussions on how to meet identified priority community needs with available resources. The City continues to receive input from the the Albuquerque Citizen Team (ACT), the Affordable Housing Committee (AHC), and the Strategic Collaborative to End Homelessness.

### **Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l))**

**Affordable Housing Committee** has representation from the private lending industry, the affordable housing industry, the Department of Family and Community Services, the Planning Department, the Albuquerque Housing Authority, homeless/low income populations, and the New Mexico Mortgage Finance Authority. The purpose of the Committee is to advise the City on its affordable housing strategies. 2016 Action Plan consultation emails were sent to the committee so that the members could review and comment. At its 9/17/2015 meeting, the committee members were reminded of the 9/22/15 Public Meeting and encouraged to attend.

**The Albuquerque Citizen Team**, before the adoption of the amended Citizen Participation Plan on September 4, 2015, had representation from seven City Council Districts, the Albuquerque Public School System, the ABQ Heading Home Initiative, the UNM Pathways Program, the City's Human Rights Office, the City's Planning Department, the City's senior population, and New Mexico AIDS Services. The purpose of the committee is to advise the Community Development Division on its HUD five year Consolidated Plan and its Annual Action Plan. 2016 Action Plan consultation emails were sent to the ACT members so that they could review and comment. In addition, the ACT members were encouraged to attend the public meeting.

In addition to the active committees listed above, the Department of Family and Community Services was a leader in the National Dialogue on Mental Health-Albuquerque and participated in the Steering Committee of Creating Community Solutions-Albuquerque. The committee finished the first phase of the project and will continue by implementing the recommendations that came out of the study phase. The Department of Family and Community Services participated in a Child Abuse Task Force to

come up with interventions to prevent childhood deaths after an especially heartbreaking death of a young child for whom the system failed. The Department is an active participant in the Native American Task Force that was the result of the tragic deaths of two homeless Native American men. Lastly, staff members continue to work with City Councilors, housing developers, business developers, law enforcement, and Planning Department staff on the Alvarado Task Force. This task force coordinates activities in the Downtown Core, focused on economic development, affordable housing, transportation, and infrastructure.

**Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.**

In consultation with the ABQ Strategic Collaborative to End Homelessness, the City takes the lead role in funding emergency interventions for persons experiencing homelessness and prevention strategies for persons experiencing homelessness while the ABQ Strategic Collaborative to End Homelessness takes the lead role in using CoC funds to provide transitional housing and permanent supportive housing services for persons experiencing homelessness. In the assessment sections of the Consolidated Plan, populations that were identified as being particularly vulnerable to not having access and/or maintaining affordable stable housing were adults with a history of incarceration, grandparents raising grandchildren, youth exiting the foster care and/or juvenile justice system, adults with behavioral health issues, and victims of domestic violence. These populations, but especially those who live with severe mental illness, will be a high priority for the City. The City is convening meetings with mental health providers, consumers, policy makers and other stakeholders to look at the legal, service and access issues around mental health and to come up with legislative and service strategies, including better coordination of care, to address this pressing problem.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS**

The Albuquerque Strategic Collaborative to End Homelessness acts as the steering committee for the CoC and in that capacity allocates CoC funding and coordinates CoC activities. Through its General Fund, the City contracts with the New Mexico Coalition to End Homelessness to coordinate CoC funds and activities through the Collaborative and City staff from the Community Development Division attend all Collaborative meetings. The Collaborative determines how to allocate ESG funds, develops performance standards for and evaluates the outcomes of projects and activities assisted by both ESG funds and also City General Funds. It oversees the contract with the New Mexico Coalition to End Homelessness which has the contract to operate and administer HMIS.



**2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities**

**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	SUPPORTIVE HOUSING COALITION OF NEW MEXICO
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This agency is represented on two different committees that were asked to review and comment upon the 2016 Action Plan: the Affordable Housing Committee, the CoC Steering Committee. By coordinating with the SHC-NM, the City is ensuring better coordination between homeless populations, non-homeless special needs populations and neighborhood revitalization strategies where housing developments are a key part.
2	<b>Agency/Group/Organization</b>	NEW MEXICO MORTGAGE FINANCE AUTHORITY
	<b>Agency/Group/Organization Type</b>	Housing Other government - State
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This agency is represented on the City's Affordable Housing Committee and was asked to review and comment on the 2016 Action Plan. By coordinating with the MFA on strategic planning issues, we will improve coordination on the joint funding of many of the City's affordable housing development projects. The MFA administers the State's LIHTC Program.

3	<b>Agency/Group/Organization</b>	NewLife Homes, Inc
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Housing Developer
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	NewLife Homes was consulted through their representation on the City's Affordable Housing Committee. This agency is also one of the City's not-for-profit Affordable Housing Developers which specializes in providing affordable housing opportunities for Extremely Low Income populations, persons with special needs. This Developer is also exploring ways to better meet the housing needs of veterans and youth transitioning out of the foster care and/or juvenile justice systems.
4	<b>Agency/Group/Organization</b>	Albuquerque Housing Authority
	<b>Agency/Group/Organization Type</b>	Housing PHA Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This agency is represented on the City's Affordable Housing Committee.

5	<b>Agency/Group/Organization</b>	UNM Pathways
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Health Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Pathways works to help vulnerable populations access health, education, housing, and economic development opportunities. This agency is represented on the City's Albuquerque Citizen Team and advised on all aspects of the 2016 Action Plan.
6	<b>Agency/Group/Organization</b>	NM AIDS Services
	<b>Agency/Group/Organization Type</b>	Housing Services-Persons with HIV/AIDS
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homelessness Strategy Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This agency is represented on the City's Albuquerque Citizen Team and helped advise on all aspects the 2016 Action Plan.
7	<b>Agency/Group/Organization</b>	City of Albuquerque Office of Diversity and HUman rights
	<b>Agency/Group/Organization Type</b>	Service-Fair Housing Other government - Local

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Non-Homeless Special Needs Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City's Office of Diversity and Human Rights provides education and outreach on Fair Housing, Equal Employment topics as well as information on the Americans with Disabilities Act. The agency is represented on the Albuquerque Citizen Team and advised on all aspects of the 2016 Action Plan.

### **Identify any Agency Types not consulted and provide rationale for not consulting**

The City worked with multiple social services, education, health, and housing providers to determine its 2016 Action Plan priorities. Among these agencies included: NM AIDs Services, NewLife Homes, UNM Pathways, St. Martin's Hospitality Center, and the Supportive Housing Coalition of NM. Additionally, the City consulted with the NM Mortgage Finance Authority, a State lending institution, the Albuquerque Housing Authority, the City Planning Department and the City's Department of Economic Development. As in previous years, the City did not consult other local governments, or participating jurisdictions, which work with similar grants. The City of Albuquerque is the largest city in the state, and as such, the issues it faces and the programs it implements are not directly comparable to other cities in New Mexico; no benefit to a consultation was readily evident, given time constraints and limited resources. The City did not consult with State and local health and Child Welfare agencies including health department data on the addresses of housing units in which children have been identified as lead poisoned because the number of children with elevated blood levels is so low. In 2014, 13,856 children in the state were tested for elevated blood levels and of those tested only .14 percent had elevated blood levels. The addresses of the housing units in which children have been identified as lead poisoned is not considered public information by the State Dept. of Health and they will not release that information. However, they have agreed to work with the City and when an address is identified and the residence is owner occupied, they will give the owner contact information for the City's homeowner rehabilitation program and if the homeowner meets all of the qualifications for the program, the home would be tested for lead based paint and if present, it would be remediated.

### Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	NM Coalition to End Homelessness	The NMCEH is represented on the City's Affordable Housing Committee which advises the City on its Plan & ensures alignment of the Plan's goals with CoC goals.

**Table 3 – Other local / regional / federal planning efforts**

### Narrative (optional)

On September 22, 2015 the Community Development Division presented the 2016 Action Plan at the Los Griegos Health and Social Service Center. The time, location, and purpose of this Public Meeting were advertised in the Albuquerque Journal two weeks prior to the meeting. The notification of Public Meeting was also sent via e-mail by the City's Office of Neighborhood Coordination to all Neighborhood Coalitions in the city to distribute amongst all partner neighborhood associations.

Members of the Albuquerque Citizen Team, neighborhood associations, the Affordable Housing Committee, the Strategic Collaborative to End Homelessness, the CoC Steering Committee, the ABQ Heading Home Initiative, as well as multiple social service agencies and housing providers were e-mailed the Public Meeting Notice and invited to attend the meeting.

## **AP-12 Participation – 91.105, 91.200(c)**

### **1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting**

On September 22, 2015, at 5:30 p.m., the Division presented the 2016 Action Plan at the Los Griegos Health and Social Service Center. The presentation noted the beginning of the comment period from September 23, 2015, through October 22, 2015. The time, location, and purpose of this Public Meeting were advertised in the Albuquerque Journal two weeks prior to the meeting. The time and location of the meeting were selected specifically to allow easy access and encourage the largest number of working people to participate in the process. Members of the Albuquerque Citizen Team, the Affordable Housing Committee, the Strategic Collaborative to End Homelessness, the CoC Steering Committee, the ABQ Heading Home Initiative, as well as multiple social service agencies and housing providers were notified of the Public Meeting through email. In addition to usual modes of encouraging public involvement, the City worked throughout the 2015 program year to attract participation and broaden public outreach for 2016. The impact of broadening citizen participation in goal setting is that it brings greater awareness of special needs and this was incorporated in the 2016 Action Plan.

**Public Comment received: See attached documents**

## Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Newspaper Ad	Non-targeted/broad community	N/A	One comment was received with a recommendation for additional language to be added to the Written Standards for ESG providers. This comment was accepted and the additional language has been incorporated into the Written Standards for ESG providers which is an attachment to this document.	N/A	N/A



Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Internet Outreach	Persons with disabilities  Residents of Public and Assisted Housing  populations experiencing homelessness  6. Low income populations, non-homeless	Many of the attendees at the public meeting attended because of the email that they received.	Seven comments were received that the City does not fund enough programs for intact families. One comment asked the city to fund services for youth who are Annual Action Plan 2016 Lesbian/Gay/Bisexual/Transgender/Questioning.	Six comments received via e-mail about funding for intact families were not accepted. The City does use both its general fund monies and federal funds to provide services to intact families. All of the City's social service contracts are awarded based on responses to an RFP. This particular social service agency responded to a City issued RFP but did not meet the threshold requirements for award of a contract. The comment about	17

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Public Meeting	Non-targeted/broad community	21 people attended the Public Meeting.	One comment was received at the Public Meeting. The comment was that the City does not fund programs for intact families.	One comment received from the public meeting about funding for intact families was not accepted. The City does use both its general fund monies and federal funds to provide services to intact families. All of the City's social service contracts are awarded based on responses to an RFP. This particular social service agency responded to a City issued RFP but did not meet the threshold requirements for award of a contract.	N/A

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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
OMB Control No: 2506-0117 (exp. 06/30/2018)				Annual Action Plan 2016	The comments about the provider of dental services were not accepted because there is another venue for addressing Weed and Litter complaints through the City's 311 call center. Calls are received and tracked and the appropriate departments are informed of the issue and the case is not closed until the issue has been resolved. May 2015 was the wettest May month in Albuquerque since records were kept and the weed	19
				The comment was a complaint against a particular provider and as such the Division followed the guidelines in the Citizen		

**Table 4 – Citizen Participation Outreach**

## Expected Resources

### AP-15 Expected Resources – 91.220(c)(1,2)

#### Introduction

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	3,888,280	115,000	1,139,000	5,142,280	5,111,639	

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	1,514,118	200,000	997,711	2,711,829	2,665,593	
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	347,265	0	0	347,265	347,265	

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Continuum of Care	public - federal	Admin and Planning Housing Overnight shelter Public Services Rapid re-housing (rental assistance) Transitional housing	5,100,000	0	0	5,100,000	5,100,000	The City of Albuquerque is the lead collaborative applicant and will fund several agencies to provide rental assistance, rapid re-housing and transitional housing services.
General Fund	public - local	Admin and Planning Housing Overnight shelter Public Services Services	5,276,280	0	0	5,276,280	5,276,280	
Tax Credits	private	Multifamily rental new construction Multifamily rental rehab New construction for ownership	0	0	0	0	0	Projects funded by the Division often compete for LIHTC; however, the MFA administers these awards, which are not announced until after submission of the Plan.
Other	public - local	Economic Development Housing	4,900,000	0	0	4,900,000	0	

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - local	Multifamily rental new construction Multifamily rental rehab Other	0	0	0	0	0	Workforce Housing Funds are voted on by citizens of Albuquerque every two years.

**Table 5 - Expected Resources – Priority Table**

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

ESG Match for Program Year 2016 is expected to be \$349,238 in cash match from the City's General Fund. HOME Match for Program Year 2016 is expected to be \$521,784 in cash from the City's General Fund. The WFHTF Program requires a 4 to 1 leverage from non-City sources and it is anticipated that the City will contribute slightly more than \$1 Million in WFHTF monies to this Plan.



**If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

The City owns land in the Trumbull Village neighborhood and the West Mesa neighborhood which will support the development of affordable housing development projects funded through Workforce Housing funds. The City has released an RFP and selected a developer for the Casa Grande project, which is located near the Albuquerque Country Club area at 2500 Central SW, may request funding for affordable housing. The City owns additional land in the Barelays Railyards and the "Brown" property on 3525 Fourth Street NW and on 2205 John St SE that could support affordable housing development projects.

**Discussion**

The total allocation of funds for the 2016 Action Plan is nearly \$18 million coming from the HOME Investment Partnerships Program (HOME), the Community Development Block Grant (CDBG), the Emergency Solutions Grant (ESG), the Continuum of Care, the Workforce Housing Trust Fund, and the City General Fund. Of these monies, about \$6.3 Million dollars will be used to revitalize target neighborhoods while the remaining \$13.7 Million will be used for high priority projects providing city-wide services to vulnerable City residents.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Increase Affordable Housing opportunities	2013	2017	Affordable Housing Homeless Non-Homeless Special Needs	Alta Monte Neighborhood Barelas Neighborhood Crest Planning Area Downtown Santa Barbara Martinez town Singing Arrow Sawmill Trumbull West Mesa	Rental Acquisition/Rehabilitation Program Rental New Construction HOME Tenant Based Rental Assistance Homeowner Loan Program Homeless Intervention	CDBG: \$62,500 HOME: \$1,287,000 General Fund: \$573,962 Workforce Housing Trust Fund: \$5,517,380	Rental units constructed: 60 Household Housing Unit Rental units rehabilitated: 8 Household Housing Unit Direct Financial Assistance to Homebuyers: 30 Households Assisted Tenant-based rental assistance / Rapid Rehousing: 84 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Increase Sustainable Housing Opportunities	2013	2017	Affordable Housing Homeless Non-Homeless Special Needs Fair Housing	Alta Monte Neighborhood Barelas Neighborhood Crest Planning Area Downtown Santa Barbara Martinez town Singing Arrow Sawmill Trumbull West Mesa	Home Owner Repair Program Homeowner Loan Program COA Public Services Program	CDBG: \$1,771,621 General Fund: \$75,000	Public service activities for Low/Moderate Income Housing Benefit: 425 Households Assisted Homeowner Housing Rehabilitated: 110 Household Housing Unit
3	Revitalize Target Neighborhoods	2013	2017	Affordable Housing Non-Housing Community Development	Alta Monte Neighborhood Barelas Neighborhood Crest Planning Area Downtown Santa Barbara Martinez town Singing Arrow Sawmill Trumbull West Mesa	Rental Acquisition/Rehabilitation Program		

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Increase Services for At-Risk Populations	2013	2017	Homeless Non-Homeless Special Needs Non-Housing Community Development	Alta Monte Neighborhood Barelas Neighborhood Crest Planning Area Downtown Santa Barbara Martinez town Singing Arrow Sawmill Trumbull West Mesa	COA Public Services Program Small Business Loan Program Homeless Intervention	CDBG: \$1,326,661 ESG: \$321,220 General Fund: \$5,491,685	Public service activities other than Low/Moderate Income Housing Benefit: 4390 Persons Assisted

Table 6 – Goals Summary

## Goal Descriptions

1	Goal Name	Increase Affordable Housing opportunities
	Goal Description	Once again, when asked about the priority housing needs for vulnerable City residents, community members indicated that rental assistance and rental units for households at or below 30% AMI should be the City's housing priority. Consequently, the City is continuing to invest funds in its HOME TBRA Program. The City continues to invest in a rental acquisition/rehabilitation program and a rental new construction program. These projects will have units set-aside for homeless and or near homeless City residents at or below 30% AMI. The three (3) projects being supported through the City's TBRA Program will also support low income homeless and/or near homeless populations obtain safe and affordable housing opportunities throughout the City. In addition, the City also funds an IDA Down Payment Assistance Program.

2	<b>Goal Name</b>	Increase Sustainable Housing Opportunities
	<b>Goal Description</b>	In addition to ensuring that cost-burdened low income renter populations are able to obtain housing that is safe and affordable, the City will also work to ensure that cost burdened homeowners do not lose their housing because of the inability to make repairs. Consequently, the City will continue to support its Emergency Minor Home Repair Program, its Homeowner Retrofit Program (when reinstated) and its Homeowner Rehabilitation Program. Because the Emergency Minor Home Repair Program will be provided by a new contractor, which will not be in place until mid-year, the number of houses repaired is expected to decrease significantly this year. Also, the City will continue to support fair housing activities through a new contract with the Office of Diversity and Human Rights and through the landlord/tenant outreach and education activities supported by the City's general fund; both city-wide and in priority, high poverty distressed neighborhoods so that residents do not lose their housing because of Fair Housing violations and/or not knowing their rights and responsibilities as tenants. Lastly, the City will continue to fund its Eviction Prevention project so that residents do not lose housing due to short term financial emergencies.
3	<b>Goal Name</b>	Revitalize Target Neighborhoods
	<b>Goal Description</b>	As per the 2013-2017 Consolidated Plan, the City will continue to implement many of its projects in high priority neighborhoods to ensure the most effective use of limited program funds. In addition to ensuring that programming works to "increase affordable housing opportunities" and "increase sustainable housing opportunities" for low income, vulnerable populations, the City also wants to ensure that projects work to revitalize entire neighborhoods so that taxpayer monies get the biggest bang for the buck. Therefore all of the City's affordable housing development projects that are currently underway, including Casa Feliz funded with local funds and Cuatro and Madera Crossing funded with HOME, take on a dual role of both providing affordable housing opportunities for low income cost-burdened populations, and revitalizing distressed target neighborhoods. These projects are designed to improve neighborhood conditions by cleaning up areas of slum and blight, improving local infrastructure including sidewalks, streets and landscaping, providing additional services to neighborhood residents by including mixed use spaces, and helping to improve the economic conditions of high poverty neighborhoods by creating attractive environments to encourage diverse populations to live in these neighborhoods. Accomplishments will be reported under the goal of Increase Affordable Housing Opportunities.

4	<b>Goal Name</b>	Increase Services for At-Risk Populations
	<b>Goal Description</b>	<p>The City will use its 2016 CDBG Public Service monies to provide gap funding to local agencies that provide services to some of the City's most vulnerable populations to ensure that these populations have access to necessary services in the areas of health, education, housing, public safety, and economic development. In 2016 the City will continue to fund the following projects: Low Income and Homeless Dental Services, Emergency Motel Vouchers, Senior Meal Services, Early Childhood Development Services to Homeless Children and their Families and a program to fund Individual Savings Accounts for education and a small business loan program. In addition CoC funds in the amount of \$3,040,117 will be used for permanent and transitional housing and rapid re-housing but are not reported in IDIS.</p> <p>The City receives numerous requests for funding. In the Consolidated Plan possible needs identified for 2013- 2017 include: Acquisition of office space for a non profit service provider, Public Facility enhancements for substance abuse program, Public restrooms downtown, Homeless shelter for women for families, van for homeless shelter, van for homeless women's economic development project, acquisition of a public facility for an economic development project for immigrant women and crime prevention through environmental design activities. Based on the response from the community and the needs identified the City will make Public Facilities a focus for the 2016 Program Year.</p>

## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

This section addresses Projects that the City plans to fund in the 2016 Program Year. Planned projects are designed to support cost-burdened high priority populations identified in the City's 2013-2017 Consolidated Plan. Projects are also designed to help revitalize high priority distressed neighborhoods through comprehensive interventions.

#### Projects

#	Project Name
1	COA Administration- Administration
2	CHDO Operating - Administration
3	Homeless Intervention- ESG
4	Public Facilities - Dennis Chavez Renovation
5	Homeowner Rehabilitation Program- Housing
6	Emergency Minor Home Repair Program - Housing
7	Retrofit Program - Housing
8	Rental Acquisition/Rehabilitation
9	Affordable Housing Development- Housing
10	HOME TBRA- Housing
11	Individual Development Accounts
12	Low Income Dental - Public Service
13	Homeless Dental - Public Service
14	Emergency Motel Vouchers - Public Service
15	Senior Meals - Public Service
16	Eviction Prevention - Public Service
18	Human Rights-Fair Housing, Equal Opportunity -Public Service
20	Early Childhood Services- Public Service
21	Contingency Projects

**Table 7 - Project Information**

#### **Describe the reasons for allocation priorities and any obstacles to addressing underserved needs**

Throughout the year the City receives numerous requests for funding. Possible needs identified for 2016 includes: Acquisition of office space for non profit service providers, public facility enhancements for substance abuse program, public restrooms downtown, homeless shelter for women with families,

van for homeless shelter, van for homeless women's economic development project, and acquisition of a public facility for an economic development project for immigrant women. Based on the input from the community, the City has responded to those needs and will make Public Facilities a focus for the 2016 Program Year.

When asked about the priority housing needs for vulnerable City residents, community members indicated that rental assistance and rental units for households at or below 30% AMI should be the City's housing priorities. Consequently, the City is investing funds in its HOME TBRA Program as well as investing in an affordable housing project and a rental acquisition/rehabilitation project.



**AP-38 Project Summary**  
**Project Summary Information**

1	<b>Project Name</b>	COA Administration- Administration
	<b>Target Area</b>	Alta Monte Neighborhood Barelas Neighborhood Crest Planning Area Downtown Santa Barbara Martinez town Singing Arrow Sawmill Trumbull West Mesa
	<b>Goals Supported</b>	Increase Affordable Housing opportunities Revitalize Target Neighborhoods Increase Sustainable Housing Opportunities Increase Services for At-Risk Populations
	<b>Needs Addressed</b>	Rental Acquisition/Rehabilitation Program Rental New Construction HOME Tenant Based Rental Assistance Home Owner Repair Program Homeowner Loan Program Homeowner New construction COA Public Services Program Public Improvements Public Facilities Small Buisness Loan Program COA Fair Housing Homeless Intervention
	<b>Funding</b>	CDBG: \$777,656 HOME: \$151,412
	<b>Description</b>	These funds will be used to support the implementation of the City's 2017 Action plan.
	<b>Target Date</b>	12/31/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximtety 10,000 low income families.
	<b>Location Description</b>	City-wide

	<b>Planned Activities</b>	Implementation of 2016 Action Plan
<b>2</b>	<b>Project Name</b>	CHDO Operating - Administration
	<b>Target Area</b>	Sawmill Trumbull
	<b>Goals Supported</b>	Increase Affordable Housing opportunities
	<b>Needs Addressed</b>	Rental New Construction
	<b>Funding</b>	HOME: \$75,706
	<b>Description</b>	These HOME Administration funds will be provided to two Community Development Housing Development Organizations (CHDO's) to assist with operating costs incurred implementing their housing activities. The two CHDO's receiving operating funds are: 1. Sawmill Community Land Trust 2. Greater Albuquerque Housing Partnership.
	<b>Target Date</b>	12/31/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	TBD
	<b>Location Description</b>	The Sawmill office is located in the Sawmill neighborhood and the GAHP office is located downtown.
	<b>Planned Activities</b>	The CHDO's are in the process of developing affordable housing projects and this money will go toward their operating costs.
<b>3</b>	<b>Project Name</b>	Homeless Intervention- ESG
	<b>Target Area</b>	Alta Monte Neighborhood Barelas Neighborhood Crest Planning Area Downtown Santa Barbara Martinez town Singing Arrow Sawmill Trumbull West Mesa
	<b>Goals Supported</b>	Increase Services for At-Risk Populations
	<b>Needs Addressed</b>	Homeless Intervention

	<b>Funding</b>	ESG: \$347,365 General Fund: \$5,012,245
	<b>Description</b>	Projects under this category work to increase services for "at-risk" populations by providing emergency shelter services, transitional housing opportunities and permanent supportive housing opportunities to populations experiencing homelessness.
	<b>Target Date</b>	12/31/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 7,500 persons of the "at risk population" will benefit from this activity, although these accomplishments are not reflected in IDIS.
	<b>Location Description</b>	City -wide
	<b>Planned Activities</b>	ESG will be used to fund several agencies that work to increase services for "at-risk" The funding will be disseminated as follows: Shelter Services in the amount of \$211,237.27, Rapid Rehousing in the amount of \$105,983.00, Motel Vouchers in the amount of \$4,000 and Program Administration in the amount of 26,044.73.
4	<b>Project Name</b>	Public Facilities - Dennis Chavez Renovation
	<b>Target Area</b>	Alta Monte Neighborhood Barelas Neighborhood Crest Planning Area Downtown Santa Barbara Martinez town Singing Arrow Sawmill Trumbull West Mesa
	<b>Goals Supported</b>	Increase Services for At-Risk Populations
	<b>Needs Addressed</b>	Public Facilities
	<b>Funding</b>	CDBG: \$802,661
	<b>Description</b>	Department of Family and Community Services will fund the renovation the Dennis Chavez Community Center, located at 715 Kathryn SE, Albuquerque, NM 87102.

	<b>Target Date</b>	12/31/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	TBD
	<b>Location Description</b>	TBD
	<b>Planned Activities</b>	Funds for Public Facility improvements. The organization(s) that will utilize these funds will be selected through an RFP process.
5	<b>Project Name</b>	Homeowner Rehabilitation Program- Housing
	<b>Target Area</b>	Alta Monte Neighborhood Barelas Neighborhood Crest Planning Area Downtown Santa Barbara Martinez town Singing Arrow Sawmill Trumbull West Mesa
	<b>Goals Supported</b>	Increase Sustainable Housing Opportunities
	<b>Needs Addressed</b>	Home Owner Repair Program Homeowner Loan Program
	<b>Funding</b>	CDBG: \$952,221
	<b>Description</b>	In 2016 the City will continue to fund the Office of Neighborhood Revitalization (ONR) to implement the City's Homeowner Rehabilitation Program. These funds will be used to increase sustainable housing opportunities for low and moderate income homeowners within the City of Albuquerque.
	<b>Target Date</b>	12/31/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	10 Low income homeowners and their families will benefit from this program.

	<b>Location Description</b>	The Homeowner Rehabilitation Program is open to qualifying households in any part of the City. However, most of the applicants come from the targeted areas because those are the neighborhoods with more qualifying households, older housing stock and outreach activities have been conducted in these areas of the City.
	<b>Planned Activities</b>	Rehabilitate 10 homeowner occupied homes with code violations.
<b>6</b>	<b>Project Name</b>	Emergency Minor Home Repair Program - Housing
	<b>Target Area</b>	Alta Monte Neighborhood Barelas Neighborhood Crest Planning Area Downtown Santa Barbara Martinez town Singing Arrow Sawmill Trumbull West Mesa
	<b>Goals Supported</b>	Increase Sustainable Housing Opportunities
	<b>Needs Addressed</b>	Home Owner Repair Program
	<b>Funding</b>	CDBG: \$500,000
	<b>Description</b>	This program will increase sustainable housing for low to moderate income households by providing emergency minor home repairs to homeowners within City of Albuquerque limits.
	<b>Target Date</b>	12/31/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 200 low income homeowners will benefit from this activity.
	<b>Location Description</b>	City-wide
	<b>Planned Activities</b>	Provide emergency minor home repairs to homeowners within City of Albuquerque limits. The organization(s) that will utilize these funds will be selected through an RFP process.
<b>7</b>	<b>Project Name</b>	Retrofit Program - Housing

	<b>Target Area</b>	Alta Monte Neighborhood Barelas Neighborhood Crest Planning Area Downtown Santa Barbara Martinez town Singing Arrow Sawmill Trumbull West Mesa
	<b>Goals Supported</b>	Increase Sustainable Housing Opportunities
	<b>Needs Addressed</b>	Home Owner Repair Program
	<b>Funding</b>	CDBG: \$200,000
	<b>Description</b>	This program carried out by the Department of Senior Affairs will provide handicap accessibility modifications for low to moderate income seniors and persons with disabilities.
	<b>Target Date</b>	12/31/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	If this program was able to be funded for an entire program year it would serve approximately 800 low income or disabled persons that need ADA modifications, being that we do not know when this program will resume an approximate number of 200 people will be served.
	<b>Location Description</b>	City-wide
	<b>Planned Activities</b>	Provide handicap accessibility modifications to qualified participants.
<b>8</b>	<b>Project Name</b>	Rental Acquisition/Rehabilitation
	<b>Target Area</b>	Alta Monte Neighborhood Barelas Neighborhood Crest Planning Area Downtown Santa Barbara Martinez town Singing Arrow Sawmill Trumbull West Mesa
	<b>Goals Supported</b>	Increase Affordable Housing opportunities
	<b>Needs Addressed</b>	Rental Acquisition/Rehabilitation Program

	<b>Funding</b>	HOME: \$224,970 General Fund: \$523,562
	<b>Description</b>	Funds to acquire and rehab rental properties, the organization (s) that will utilize these funds will be selected through an RFQ process.
	<b>Target Date</b>	12/31/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Eight low income families will benefit from this activity.
	<b>Location Description</b>	TBD
	<b>Planned Activities</b>	Acquire and rehab rental properties.
9	<b>Project Name</b>	Affordable Housing Development- Housing
	<b>Target Area</b>	Alta Monte Neighborhood Barelas Neighborhood Crest Planning Area Downtown Santa Barbara Martinez town Singing Arrow Sawmill Trumbull West Mesa
	<b>Goals Supported</b>	Increase Affordable Housing opportunities
	<b>Needs Addressed</b>	Rental New Construction
	<b>Funding</b>	HOME: \$652,030 Workforce Housing Trust Fund: \$5,517,380
	<b>Description</b>	Funds to develop affordable housing units for low to moderate income households.
	<b>Target Date</b>	12/31/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that approximately 60 new rental housing units will be constructed.
	<b>Location Description</b>	The location of this affordable housing development has yet to be determined.



	<b>Planned Activities</b>	
<b>10</b>	<b>Project Name</b>	HOME TBRA- Housing
	<b>Target Area</b>	Alta Monte Neighborhood Barelas Neighborhood Crest Planning Area Downtown Santa Barbara Martinez town Singing Arrow Sawmill Trumbull West Mesa
	<b>Goals Supported</b>	Increase Affordable Housing opportunities
	<b>Needs Addressed</b>	HOME Tenant Based Rental Assistance
	<b>Funding</b>	HOME: \$610,000 General Fund: \$50,400
	<b>Description</b>	This Program will fund 3 Tenant Based Rental Assistance Projects serving specific high priority populations.1- The Supportive Housing Coalition2- St. Martins3- Albuquerque Housing Authority
	<b>Target Date</b>	12/31/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 84 families will benefit from these programs.
	<b>Location Description</b>	City-wide
	<b>Planned Activities</b>	Implement 3 HOME Tenant Based Rental Assistance (TBRA) Projects to meet increased community needs for rental assistance to homeless and near homeless persons.
<b>11</b>	<b>Project Name</b>	Individual Development Accounts

	<b>Target Area</b>	Alta Monte Neighborhood Barelas Neighborhood Crest Planning Area Downtown Santa Barbara Martinez town Singing Arrow Sawmill Trumbull West Mesa
	<b>Goals Supported</b>	Increase Services for At-Risk Populations
	<b>Needs Addressed</b>	Homeowner Loan Program COA Public Services Program Small Business Loan Program
	<b>Funding</b>	CDBG: \$250,000
	<b>Description</b>	Funds for Women's Economic Self Sufficiency Team (WESST) to set up IDA's. WESST will match resident contributions 8 to 1. IDA monies can be used by City residents to fund small business start-up activities, to obtain additional education/job training, or can be used as down payment on a home.
	<b>Target Date</b>	12/31/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	120 households will benefit from this program.
	<b>Location Description</b>	City-wide
	<b>Planned Activities</b>	Provide IDA funds for small business start-up activities, to obtain additional education/job training, or can be used as down payment on a home.
<b>12</b>	<b>Project Name</b>	Low Income Dental - Public Service

	<b>Target Area</b>	Alta Monte Neighborhood Barelas Neighborhood Crest Planning Area Downtown Santa Barbara Martinez town Singing Arrow Sawmill Trumbull West Mesa
	<b>Goals Supported</b>	Increase Services for At-Risk Populations
	<b>Needs Addressed</b>	COA Public Services Program
	<b>Funding</b>	CDBG: \$193,000 General Fund: \$47,280
	<b>Description</b>	Funds for Community Dental to provide comprehensive dental services to medically indigent persons residing within the City of Albuquerque.
	<b>Target Date</b>	12/31/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	600 medically indigent persons residing within the City of Albuquerque.
	<b>Location Description</b>	Community Dental's office.
	<b>Planned Activities</b>	Provide comprehensive dental services
<b>13</b>	<b>Project Name</b>	Homeless Dental - Public Service
	<b>Target Area</b>	Alta Monte Neighborhood Barelas Neighborhood Crest Planning Area Downtown Santa Barbara Martinez town Singing Arrow Sawmill Trumbull West Mesa
	<b>Goals Supported</b>	Increase Services for At-Risk Populations
	<b>Needs Addressed</b>	COA Public Services Program

	<b>Funding</b>	CDBG: \$62,000 General Fund: \$67,400
	<b>Description</b>	Albuquerque Healthcare for the Homeless will provide a full range of dental services to medically indigent, low and moderate income persons in the City of Albuquerque who are experiencing homelessness.
	<b>Target Date</b>	12/31/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	600 medically indigent, low and moderate income persons in the City of Albuquerque who are experiencing homelessness.
	<b>Location Description</b>	The dental services will take place at 1217 1st St NW, Albuquerque, NM 87102.
	<b>Planned Activities</b>	Provide comprehensive dental services.
<b>14</b>	<b>Project Name</b>	Emergency Motel Vouchers - Public Service
	<b>Target Area</b>	Alta Monte Neighborhood Barelas Neighborhood Crest Planning Area Downtown Santa Barbara Martinez town Singing Arrow Sawmill Trumbull West Mesa
	<b>Goals Supported</b>	Increase Services for At-Risk Populations
	<b>Needs Addressed</b>	COA Public Services Program
	<b>Funding</b>	CDBG: \$10,000 General Fund: \$56,180
	<b>Description</b>	CDBG funds in the amount of \$10,000 and General Fund in the amount of \$19,380 will provide support for the Albuquerque Healthcare for the Homeless Motel Voucher Program. This service provides short-term housing in motels for homeless individuals or families who are unable to stay in a traditional shelter due to medical or mental health problems. In addition the City funds St. Martins Motel Voucher Program with ESG funds in the amount of \$4,000 and General Fund in the amount of \$36,800.

	<b>Target Date</b>	12/31/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	100 families will benefit from the proposed activity.
	<b>Location Description</b>	City-wide
	<b>Planned Activities</b>	Provide short-term housing in motels for homeless individuals or families who are unable to stay in a traditional shelter due to medical or mental health problems.
<b>15</b>	<b>Project Name</b>	Senior Meals - Public Service
	<b>Target Area</b>	Barelas Neighborhood Trumbull West Mesa
	<b>Goals Supported</b>	Increase Services for At-Risk Populations
	<b>Needs Addressed</b>	COA Public Services Program
	<b>Funding</b>	CDBG: \$125,000
	<b>Description</b>	These funds will be provided to the Department of Senior Affairs to assist with the program costs to provide congregate meals to 1700 unduplicated low income seniors in centers located in census tracts where 50 percent of the population has incomes 80 percent of AMI or below.
	<b>Target Date</b>	12/31/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	1700 low income seniors
	<b>Location Description</b>	In senior centers located in qualifying census tracts.
	<b>Planned Activities</b>	Provide congregate meals to low income senior citizens.
<b>16</b>	<b>Project Name</b>	Eviction Prevention - Public Service

	<b>Target Area</b>	Alta Monte Neighborhood Barelas Neighborhood Crest Planning Area Downtown Santa Barbara Martinez town Singing Arrow Sawmill Trumbull West Mesa
	<b>Goals Supported</b>	Increase Sustainable Housing Opportunities
	<b>Needs Addressed</b>	COA Public Services Program
	<b>Funding</b>	CDBG: \$109,400
	<b>Description</b>	This service provides emergency rental and utility assistance for up to 3 consecutive months to 400 families or 960 individuals to prevent homelessness.
	<b>Target Date</b>	12/31/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	400 low income families will benefit from this activity.
	<b>Location Description</b>	City-wide
	<b>Planned Activities</b>	Provide emergency rental and utility assistance to prevent homelessness.
<b>17</b>	<b>Project Name</b>	Human Rights-Fair Housing, Equal Opportunity -Public Service
	<b>Target Area</b>	Alta Monte Neighborhood Barelas Neighborhood Crest Planning Area Downtown Santa Barbara Martinez town Singing Arrow Sawmill Trumbull West Mesa
	<b>Goals Supported</b>	Increase Sustainable Housing Opportunities
	<b>Needs Addressed</b>	COA Public Services Program COA Fair Housing

	<b>Funding</b>	CDBG: \$10,000
	<b>Description</b>	Funds for the City of Albuquerque's Office of Diversity and Human Rights to further Fair Housing and equal opportunity awareness.
	<b>Target Date</b>	12/31/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	25 low income families will benefit from this activity.
	<b>Location Description</b>	Various community and social service centers.
	<b>Planned Activities</b>	Further Fair Housing and equal opportunity awareness.
	<b>Planned Activities</b>	Further Fair Housing and equal opportunity awareness.
18	<b>Project Name</b>	Early Childhood Services- Public Service
	<b>Target Area</b>	Alta Monte Neighborhood Barelas Neighborhood Crest Planning Area Downtown Santa Barbara Martinez town Singing Arrow Sawmill Trumbull West Mesa
	<b>Goals Supported</b>	Increase Services for At-Risk Populations
	<b>Needs Addressed</b>	COA Public Services Program
	<b>Funding</b>	CDBG: \$9,000 General Fund: \$20,000
	<b>Description</b>	Funds for Cuidando Los Ninos for child development services and case management to homeless children and their families.
	<b>Target Date</b>	12/31/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	100 homeless families will benefit from this activity.
	<b>Location Description</b>	Cuidando Los Ninos offices in the South Broadway Neighborhood located at 1500 Walter SE.

	<b>Planned Activities</b>	Provide child development services and case management to homeless children and their families.
<b>19</b>	<b>Project Name</b>	Contingency Projects
	<b>Target Area</b>	
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	CDBG: \$2,342
	<b>Description</b>	Contingency public Service funds that have not been allocated to a certain project.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	TBD
	<b>Location Description</b>	TBD
	<b>Planned Activities</b>	



## **AP-50 Geographic Distribution – 91.220(f)**

### **Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed**

In the City's 2013-2017 ConPlan, nine neighborhoods were targeted for neighborhood revitalization. In the 2016 Action Plan, the majority of funds are targeted to help the most vulnerable populations rather than at neighborhood revitalization. Workforce housing funds will be used to fund a project that will provide affordable housing opportunities and will improve the condition of the neighborhood in which it will be located. A large portion of the funding to improve sustainable housing opportunities is in programs that are city wide such as the homeowner rehabilitation program, the emergency repair program and the senior retrofit program. Although not targeted to specific neighborhoods, they are targeted to low income individuals and because of that, the majority of the funds will be spent in the targeted neighborhoods. Three of the targeted neighborhoods, Alta Monte, Singing Arrow and Trumbull, have a high percentage of rental housing and when the City issues its RFP for Rental Acquisition/Rehabilitation, there is a high probability that the non profit selected for the program will identify a property in one of the three neighborhoods.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
Alta Monte Neighborhood	
Barelas Neighborhood	
Crest Planning Area	
Downtown	
Santa Barbara Martinez town	
Singing Arrow	
Sawmill	
Trumbull	
West Mesa	

**Table 8 - Geographic Distribution**

### **Rationale for the priorities for allocating investments geographically**

As discussed in the 2013-2017 Consolidated Plan, because of an estimated 50% reduction in funds over the 2013-2017 Program Period, the City determined that to make the greatest impact on the needs of low to moderate income City residents, the City would target specific neighborhoods within each of the

four targeted CPAs and work comprehensively over the 2013-2017 programming period, rather than attempting to geographically target the whole area encompassed within the boundaries of each CPA. To identify which neighborhoods should be targeted in each CPA, the City determined which neighborhoods stood out in terms of: 1) the need for neighborhood revitalization and/or housing programming and, 2) the availability of opportunities for neighborhood revitalization and/or housing programming. Based on these two criteria the following neighborhoods were selected as potential priority neighborhoods: Alta Monte (Mid Heights CPA), Barelás (Central Albuquerque CPA), Santa Barbara/Martinez town (Central Albuquerque CPA), Trumbull (Near Heights CPA), "Crest" (Near Heights CPA), and West Mesa (Southwest Mesa CPA). The City then vetted this list of priority neighborhoods through the Albuquerque Citizen Team (ACT), the Affordable Housing Committee (AHC) and staff from the City's Planning Department. Based on this vetting process, three (3) additional neighborhoods were added to the original list. The three additional neighborhoods added were: Sawmill, Downtown, and San Jose. However, in 2013 upon further review, it was noted that the San Jose neighborhood, based upon 2010 census data does not show up as a high poverty neighborhood (i.e. at least 20% rate of poverty). Consequently, it was suggested to the public and to City staff that the San Jose neighborhood be replaced with the Signing Arrow neighborhood as a target area for the remainder of the 2013-2017 Consolidated Plan Program Period. Although San Jose was removed as a target area, the City still has investment in the neighborhood.

## **Discussion**

The total allocation of funds for the *2016 Action Plan* is slightly more than \$13 million coming from the HOME Investment Partnerships Program (HOME), the Community Development Block Grant (CDBG), the Emergency Solutions Grant (ESG), the Workforce Housing Trust Fund, and the City general Fund. Of these monies, about \$1.7 Million dollars will be used to revitalize target neighborhoods while the remaining \$11.3 Million will be used for high priority projects providing city-wide services.

## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

#### Introduction

2016 Rental New Construction and Rental Acquisition/ Rehabilitation projects will be focused in high priority neighborhoods and on high priority underserved populations. Also, based on community input, the City will continue to implement its policy of funding mixed use and mixed income housing development projects and working to ensure that projects are located in areas close to public transportation and employment opportunities as well as work to ensure that access to training on financial literacy and training on how to access other social services such as Medicaid and Social Security are included in the Scopes of Work of all applicable affordable housing projects.

Homeowner Rehabilitation activities will focus on low income seniors. The City's Retrofit Program will continue to focus on seniors and persons with physical disabilities city-wide and the City's Emergency/Minor Home Repair Program will also continue to be available city-wide for low to moderate income households. To complement its Affordable Housing Program, the City will use CDBG Public Service monies to fund Fair Housing education and outreach activities. The 2016 Fair Housing Program will work to ensure that housing providers, the general public, property management companies, landlords and low income housing tenants in some of the City's poorest neighborhoods learn about Fair Housing laws and how to report Fair Housing violations.

One Year Goals for the Number of Households to be Supported	
Homeless	80
Non-Homeless	110
Special-Needs	4
Total	194

**Table 9 - One Year Goals for Affordable Housing by Support Requirement**

One Year Goals for the Number of Households Supported Through	
Rental Assistance	84
The Production of New Units	60
Rehab of Existing Units	110
Acquisition of Existing Units	8
Total	262

**Table 10 - One Year Goals for Affordable Housing by Support Type**

## **Discussion**

No specific affordable housing development project is slated for 2016. At the time of submission the City is reviewing two proposals for new construction of multi-family housing submitted by vetted Affordable Housing Development Organizations or CHDO's to be funded with an estimated \$3.8 Million in Workforce Housing Trust Fund/HOME funds.

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

Below are actions being taken by the Albuquerque Housing Authority to increase and/or sustain affordable housing opportunities for cost-burdened City residents.

### **Actions planned during the next year to address the needs to public housing**

AHA will use its HUD Capital funds to improve overall property security and curb appeal. Public Housing units will also have site based management going forward which will improve the overall operations of the property.

### **Actions to encourage public housing residents to become more involved in management and participate in homeownership**

Planning for homeownership is an essential part of the AHA Family Self Sufficiency Program where AHA residents save money in an escrow account that can be used for a down payment. AHA has seminars on preparing a household budget and credit repair. All of these elements help residents transition from being AHA residents to owning their own home.

### **If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance**

N/A

### **Discussion**

AHA plans to re-establish its resident advisory board. This board will be essential in getting feedback on all AHA programs and helping improve conditions at its public housing sites. AHA continues to invest in appropriate and cost effective security measures throughout its public housing. This includes improving lighting and exterior conditions to create more natural security measures. AHA will continue to use capital funds to improve overall conditions at its properties throughout the city. AHA will also be taking basic steps to green properties and reduce utility consumption. Lastly, in an effort to re-open Section 8 waiting lists and to increase affordable housing opportunities for low income City residents, AHA will

continue to partner with the Department of Family and Community Services to offer Tenant Based Rental Assistance to families currently on its Section 8 waiting list.

## **AP-65 Homeless and Other Special Needs Activities – 91.220(i)**

### **Introduction**

Homelessness encompasses a population that is elusive, hidden, highly mobile, and characterized by a diverse and complex set of personal and social circumstances. In order to identify and ascertain the needs of persons who are homeless in Albuquerque, the City worked closely with local homeless services providers and their associations. The New Mexico Coalition to End Homelessness, which manages the Continuum of Care and HMIS for New Mexico, provided Point in Time data as well as annual performance data from the HMIS for 2014 (most current data) . The Albuquerque Strategic Collaborative, staffed by the NMCEH, serves as the advisory body for both the Albuquerque Continuum of Care and for Albuquerque Heading Home, a nationally-funded demonstration project that identifies, assesses, and houses the most medically fragile homeless persons in the city. The City of Albuquerque continues to face significant problems associated with homelessness and the prevention of homelessness. The homeless population in the area continues to increase in part because of continued high unemployment (4.9% in April, 2015, Albuquerque, Bureau of Labor Statistics), rising rental housing costs, and the continuing effects of the recession. In response, new initiatives are underway to create comprehensive, coordinated systems that share a common vision of homelessness in Albuquerque that is rare, of short duration, and non-recurring.

### **Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including**

#### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

The City has developed several outreach programs to locate and assist persons who are homeless. Each year the City invests over \$2 Million in local City funds in Assertive Community Teams. Currently the City has three Teams which include representatives from local healthcare agencies, homeless service providers, mental health service providers and APD's CIT and COAST teams. These three (3) teams actively work the streets seeking out homeless persons. Efforts are made to direct those homeless persons to appropriate services ranging from meals programs, shelters, physical and mental health services and other programs that may address their specific needs. Additionally the City works in close partnership with the larger Albuquerque community to implement the ABQ Heading Home Initiative which includes outreach services. This Initiative has housed 455 persons since the initiative began. In 2016 the City will allocate \$770,000 in local City funds to ABQ Heading Home to provide case

management and supportive housing services to some of the City's most vulnerable homeless populations.

Additionally, the Community Development Division will continue to support the funding of the following Emergency Shelter, Transitional Housing and Permanent Supportive Housing projects:

**Emergency Shelter Services:** The City will continue to fund the Emergency Winter Shelter implemented by the Albuquerque Rescue Mission in the amount of \$144,237 (ESG), \$80,770 (ESG Match) and \$159,025 (GF); Emergency Shelter Services for Women and Children provided by the Barrett Foundation in the amount of \$32,000 (ESG) and \$12,400 (GF); Emergency Shelter Services for Men provided by the Good Shepherd Center in the amount of \$63,000 (ESG Match), ABQ Heading Home implemented by the Albuquerque Opportunity Center in the amount of \$35,000 (ESG), \$109,000 (ESG Match), \$106,000 (GF), Emergency Shelter Services for Homeless Youth provided by New Day in the amount of \$51,000 (GF), Day Shelter Services provided by St. Martin's Hospitality Center in the amount of \$146,880 (GF), and Emergency Shelter Services for Victims of Domestic Violence provided by S.A.F.E. House in the amount of \$436,700 (GF).

**Transitional Housing /Rapid Rehousing:** The City will also continue to support Crossroads to operate Maya's Place in the amount of \$142,000 (GF) and \$46,458 (CoC); S.A.F.E. House to operate Pathways in the amount of \$408,593 (CoC); Barrett Foundation to operate Casa Milagro and Bridges in the amounts of \$25,000 (GF) and \$160,782 (CoC) respectively; Catholic Charities to operate Proyecto La Luz in the amount of \$309,374 (CoC); and St. Martin's Hospitality Center to operate the St. Martin's Supportive Housing Program in the amount of \$87,978 (CoC).

**Permanent Supportive Housing:** The City will also continue to support the funding of Albuquerque Healthcare for the Homeless to operate its Permanent Housing Program in the amount of \$740,118 (CoC); Barrett Foundation to operate its Rapid Re-housing Program for Women and Children in the amount of \$95,983 (ESG); NM Aids Services to operate its Housing Voucher Program in the amount of \$27,510 (GF) St. Martin's Hospitality Center to operate its Permanent Housing Program in the amount of \$664,686 (CoC); Supportive Housing Coalition to operate its Housing First Program in the amounts of \$1,530,756 (ESG, GF) and the Therapeutic Living Services to operate its Permanent Housing Program in the amount of \$446,163 (CoC).

(CoC) Planning Project will be funded in the amount of \$152,786.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

As demonstrated by the 2015 Point in Time count (PIT) the City sheltered 1104 homeless of which 172 were veterans and 183 were counted as unsheltered. The City has traditionally allocated the majority of its Emergency Shelter Grant (ESG) funds and a portion of its General Funds to providing emergency



shelter beds and services. Because the current indicators are that emergency shelter beds and services will continue to be a need during the 2016 program year, the City has determined in consultation with the ABQ Strategic Collaborative (which houses the Continuum of Care (CoC) and the New Mexico Coalition to End Homelessness) to continue to use the majority of its ESG grant monies to fund emergency shelter services and to support the use of CoC funds to continue to provide transitional housing and supportive housing services for persons experiencing homelessness. In addition to ESG funds, the City will continue to use City General Fund monies to fund the Division's Housing First Voucher Program.

The City will also be working with the New Mexico Coalition to End Homelessness to make sure that people experiencing homelessness have a safe place to stay until they can obtain permanent housing by developing two strategies. One strategy is to ensure the long-term sustainability of current emergency shelter programs that provide a safe place for people to stay and that are effective at moving clients into permanent housing. The second strategy is to research and invest in additional appropriate, cost-effective options that provide safe, temporary housing and that link clients to permanent housing as quickly as possible. This would include, but is not be limited to, additional emergency shelters.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

In addition to using its ESG monies to fund much needed emergency shelter beds and services the City also uses its ESG grant monies to fund a rapid-rehousing program. This Program was previously funded with CDBG stimulus funds but since those funds were discontinued, the City has continued to fund this program with ESG funds. The City will also continue to work closely with the ABQ Strategic Collaborative to use CoC funds to provide transitional living services to persons experiencing homelessness. Lastly, it's important to note that in addition to its ESG and CDBG funds, the City will continue to use a portion of City General Fund monies to fund a number of projects that directly benefit multiple homeless populations. These projects include: Housing First vouchers, housing vouchers for persons with HIV/AIDs, housing vouchers for the ABQ Heading Home homeless initiative, transitional housing services for women exiting the justice system, early childhood development services for families with young children experiencing homelessness, dental healthcare services, meal services, and therapeutic art services for persons experiencing homelessness.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.**

In consultation with the ABQ Strategic Collaborative, the City will take the lead role in funding emergency interventions for persons experiencing homelessness and prevention strategies for persons “at-risk” of being homeless while the ABQ Strategic Collaborative will take the lead role in using CoC funds to provide transitional housing and permanent supportive housing services for persons experiencing homelessness.

## **Discussion**

During the 2016 Action Plan Program Year the City of Albuquerque will work closely with the Strategic Collaborative to ensure that funds are spent as effectively as possible. In 2016, the Community Development Division will focus much of its resources on homeless prevention and ensuring that populations at-risk for homelessness have access to affordable housing opportunities and benefit from long term neighborhood revitalization strategies.

## **AP-75 Barriers to affordable housing – 91.220(j)**

### **Introduction:**

The City of Albuquerque's Community Development Division strategy to remove and/or ameliorate barriers to Affordable Housing as identified in the Housing Market Analysis section of the 2013-2017 Consolidated Plan focuses on achieving the following objectives: increasing fair housing education and outreach activities, increasing affordable housing opportunities for Extremely Low and Very Low income populations who are cost-burdened, and increasing sustainable housing opportunities for low to moderate income populations.

**Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

The City will continue working with the Albuquerque Citizen Team (ACT) to help identify current barriers to affordable housing development. Planned activities include interviews with not-for-profit and for-profit affordable housing developers, researching best practices being implemented by other cities that promote affordable housing development, and reviewing current City zoning procedures and density restrictions. Staff from the Division are providing important input into the City's *The ABC-Z Project*, a two-year initiative to update the Albuquerque/Bernalillo County Comprehensive Plan and create an Integrated Development Ordinance. The project will simplify the zoning and subdivision regulations in order to improve opportunities for economic development, create jobs, protect established neighborhoods, streamline the development review/approval process and promote more sustainable development. All developers, including developers of affordable housing, will benefit from a streamlined development approval process.

### **Discussion:**

**Fair Housing Outreach and Education:** Over the next year the City will invest in a robust Fair Housing Program by contracting with the Human Rights office to provide fair housing education and outreach

activities. During the Consolidated Planning Process, results from Focus Group discussions and from the Community Survey made it clear that many people do not know where or how to report Fair Housing complaints. 2016 Fair Housing Program activities will include: increased outreach and technical assistance on fair housing issues to landlords and tenants in low income target neighborhoods and to neighborhood associations, service providers working with vulnerable populations, and housing providers working with Public Housing Programs. The City will make increased efforts to provide fair housing education and information to the general public. The City will use \$75,000 in General Funds to support a landlord/tenant hotline to give tenants information about Fair Housing.

**Review of City Affordable Housing Policies:** The City has successfully implemented its policy of supporting mixed income and mixed use projects as part of its overall Affordable Housing Strategy. This policy will be continued. In response to recommendations from community members, over the next year, the City will continue its practice of reviewing and revising policies and/or practices that may make it difficult for some City residents to obtain safe and affordable housing. One such area of concern that continues to be evaluated are policies and/or practices that may hinder persons with a history of incarceration from accessing City-funded affordable housing developments. One other issue that warrants a policy discussion is the need for City-funded affordable developments to be located near safe public transportation.

**Increase Interventions for Cost Burdened Populations:** Based on the results of the Housing Needs Assessment and the Housing Market Analysis, it seems clear that Albuquerque households experience being cost burdened significantly more often than any other housing problem type. Furthermore, it does not appear that this situation will change for the better any time soon. Because of expected decreases in vacancy rates and increases in rent rates, it is anticipated that the situation will worsen for some of Albuquerque's most vulnerable populations. In Bernalillo County, according to the Urban Institute's study looking at the number of HUD assisted units in the county, there are 29,411 Extremely Low Income renter households and only 6388 adequate, affordable, and available units. This translates into 22 units for every 1000 Extremely Low Income renter households which is below the U.S. number of 28 units for every 1000 Extremely Low Income Renter households. In 2016 the City will fund a rental acquisition/rehabilitation and a new rental construction program to increase the number of safe, affordable housing units and many of those will be set aside for those who are most cost burdened. The City's efforts of revitalization, as catalyzed by the development of affordable housing, is providing low income populations with easier access to transportation, retail, medical facilities, and employment opportunities. The City's announcement earlier this year of a \$120 million investment in a bus rapid transit system will further reinforce this revitalization effort. Additionally, the City will fund an Individual Development Account Program which will give low income individuals access to loans for starting a business, taking advantage of advanced education or training opportunities or for down payment

assistance.

## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

A continuing challenge in addressing underserved needs over the remainder of the consolidated plan years will be meeting an increased need for program activities with a significant decrease in funding. To attempt to overcome this challenge, the Community Development Division in 2016 will work more efficiently, and be more collaborative than ever before.

### **Minority/Women's Business Outreach**

The Community Development Division remains committed to ensuring that Minority/Women's Business and economically disadvantaged groups are targeted and encouraged to participate in HOME and CDBG funded activities. The Community Development Division sends a copy of every RFP to organizations that work with MBE/WBE firms (South Valley Small Business Development Center, American Indian Chamber of Commerce/Native American Enterprise Center, Women's Economic Self Sufficiency Team (Wesst Corp), and the NM Minority Business Center) and requests that they disseminate the information to their clients who would qualify to bid on the project. Currently, the Community Development's Office of Neighborhood Revitalization maintains records with statistical data detailing the race, ethnicity and state if a subcontractor is a women business enterprise. Many of the businesses utilized by the Division in its contracting activities are small, local businesses that have not achieved 8a certification because they are too small but they nevertheless are minority and/or women owned.

### **Actions planned to address obstacles to meeting underserved needs**

To effectively use limited funds to make the greatest impact, the Community Development Division directed its efforts to work with the community to identify the most "at-risk" of the already "at-risk" special needs populations. Through the focus groups discussions, community surveys and key interviews the Community Development Division was able to identify eight (8) non-homeless special needs subpopulations that are the focus of the *2013-2017 Consolidated Plan*. In addition to identifying these populations, the Division was also able to gather input from the Albuquerque Community on what specific housing types, and supportive housing services would most benefit these particular populations. Consequently, because of the collaborative efforts throughout the Consolidated Plan process, the *2016 Action Plan* will be able to guide the Community Development Division to support non-homeless special needs and homeless populations in both a comprehensive and targeted way.

## **Affirmative Marketing Procedures**

Currently, DFCS has Affirmative Marketing Procedures form (HUD 935.2) integrated within the Affordable Housing project applications that must be completed for any housing project no matter the funding source or number of units. As a condition of funding, the CHDO or AHDO must demonstrate that it has Affirmative Marketing Procedures in place through the completion of the HUD form. The contents of the HUD 935.2 are reviewed and discussed as part of the DFCS Application Review process. This formal review of the application evaluates and scores all responses based on supporting documentation and any requested follow-up correspondence.

DFCS ensures that the following HUD requirements are met: (i) The public, owners, and potential tenants are informed about Federal fair housing laws and the participating jurisdiction's affirmative marketing policy (e.g., the use of the Equal Housing Opportunity logo type or slogan in press releases and solicitations for owners, and written communication to fair housing and other groups); (ii) Contractors are required to adhere to the City's affirmative marketing procedures and requirements (e.g., use of commercial media, use of community contacts, use of the Equal Housing Opportunity logo type or slogan, and display of fair housing poster); (iii) Contractors shall inform and solicit applications from persons in the housing market area who are not likely to apply for the housing without special outreach (e.g., use of community organizations, places of worship, employment centers, fair housing groups, or housing counseling agencies); (iv) Records will be kept describing actions taken by the City and by contractors to affirmatively market units and records to assess the results of these actions. Working with FHEO the City will assess its affirmative marketing procedures and will take corrective action where affirmative marketing requirements are not met.

## **Actions planned to foster and maintain affordable housing**

**Rental Acquisition/Rehabilitation Program and Rental New Construction programs:** The Community Development Division will use these programs in 2016 to both increase affordable housing opportunities for extremely-low-income households and to revitalize neighborhoods. In 2016 the City will use WFHTF and slightly more than \$1.3 Million in HOME to fund Affordable Housing Development Project(s) and an Acquisition/Rehabilitation Project. Between the City's rental acquisition/rehabilitation and rental new construction activities, the City expects to produce 68 affordable rental units and support revitalization activities. Of the 68 affordable rental housing units, 30% of these units are expected to be set aside for individuals or households at or below 30% AMI.

**Tenant Based Rental Assistance (TBRA) Program:** The Community Development Division plans to use this program in 2016 to increase affordable housing opportunities for extremely-low-income households. The City estimates an average output of 84 units for this program. Of these units 100% will be used for extremely low income households. The City plans to target its TBRA program to homeless and near homeless special needs populations as well as families who are currently on the City's Section 8

waiting list. The rationale for a HOME TBRA program is that Albuquerque is facing a situation where a significant portion of the households are already cost burdened, vacancy rates have gone down, and rent rates are increasing making the situation even more difficult for already cost burdened low income renters. The TBRA Program will help ensure that near homeless and homeless populations are able to obtain and sustain safe, affordable housing under these difficult economic conditions.

**Homeowner Rehabilitation Program:** The Community Development Division will use this program in 2016 to both increase sustainable housing opportunities for low-to-moderate- income households and to revitalize neighborhoods. The City estimates an average output of 10 units per year for this Program. Of these units, 20% (2 units) will go towards extremely low income households with the remaining 8 units planned for households at or below 80% AMI.

**Emergency/Minor Home Repair Program:** The Community Development Division will use this program to increase sustainable housing opportunities for low-to-moderate- income households. The City estimates an initial output of 100 units and an average output of 200 units per year thereafter. Of these units 100% will go towards households at or below 80% AMI.

**Home Retrofit Program:** Upon reinstatement of the program the Community Development Division will use this program to increase sustainable housing opportunities for low-to-moderate- income households. The City estimates an average output of 800 units per year for this Program. Of these units 100% will go towards households at or below 80% AMI.

### **Actions planned to reduce lead-based paint hazards**

Presently, the City of Albuquerque's Home Owner Rehabilitation Program deals directly with the rehabilitation of homes and lead based paint hazards. The Rehabilitation Program, as required, tests for LBP on homes built prior to 1978. For loans closed during the Program Year 1/1/2015 – 12/31/2015, eight homes were tested for LBP and only one home tested positive. The areas that tested positive were encapsulated and removed to an environmental hazards dump site. Two homes were built after 1978; therefore, exempt from testing. The Home Owner Rehabilitation Program is committed to eliminating LBP hazards as part of its on-going efforts to minimize the risk to health and safety of homeowners and their families. Providing safe and decent housing is the primary purpose of the Program, which includes educating homeowners on the dangers of LBP poisoning. Testing for LBP will continue for all homes built prior to 1978 and educational pamphlets will be given to all homeowners participating in the Home Owner Rehabilitation Program regardless of when their home was built. This year the Division will also be funding a new emergency minor home repair program; in cases where homes are built prior to 1978, the contractor is required to educate homeowners on LBP poisoning. The contractor for this program is required to follow the appropriate procedures and ensure homeowners and their families are aware of the dangers.



Similarly, the Community Development Division funds rental programs through its TBRA and long-term compliance programs. While the majority of its long-term compliance properties were built after 1978, any properties through this program or TBRA are again required to follow the appropriate procedures and ensure tenants and their families are aware of LBP hazards. On-site monitoring conducted by the Division checks for LBP pamphlet receipt and HQS inspections note the presence of any indicators of LBP. All these efforts with affordable housing (including new construction) work to reduce LBP hazards.

If the Division undertakes additional housing rehabilitation efforts in the future, the importance of educating homeowners on the dangers of LBP and the proper procedures for containment and abatement will be a priority, as well.

### **Actions planned to reduce the number of poverty-level families**

Ensuring that families have a safe, affordable place to call home is the first step in reducing the number of poverty-level families. If decent housing is assured, families, with the help of case management services, can acquire the skills they need to obtain employment, children can take advantage of educational opportunities and families can access social services.

### **Actions planned to develop institutional structure**

A continuing challenge for the Community Development Division over the year will be to effectively adapt its institutional structure to meet the changing needs of a challenging fiscal environment. In a time of budget reductions, the Division will need to find ways to implement programming more efficiently and more effectively to meet increasing demands for services with significantly fewer resources.

In 2016, the City will continue its monitoring process for all agencies with City contracts. Based on the results of a risk assessment tool, agencies deemed "High Risk" will receive an on-site visit. These on-site reviews will include both a fiscal and programmatic review of the agency's activities. The reviews will determine if agencies are compliant with the governing regulations for the program. Areas reviewed include overall administration, board of directors' involvement, program delivery methods, compliance

with client eligibility determination, reporting systems, progress toward achieving contractual goals and appropriateness, financial systems, and verification of eligibility and appropriateness of expenditures.

Following the monitoring visit, agencies will be sent a written report detailing the results of the review and any areas found not in compliance. Agencies will be given 30 days to provide the City with corrective actions taken to address any noted findings. In addition to the on-site reviews, each agency is required to submit an audit. A department staff member is present for the exit interview and reviews the audit using a Division developed and HUD approved checklist. If there are audit findings, staff ensure the agency takes the required corrective actions. Agencies must also submit quarterly progress reports that are reviewed. The City will also monitor housing projects which, because of HOME or CDBG funds, are required to provide affordable rental housing for a specified number of years after the term of the original contract that conveyed the funds. Both the number of units, which are subject to rent caps, and the number of years in which the property is required to remain affordable, are detailed in restrictive covenants placed on the property and filed in the office of the Clerk of Bernalillo County. Agencies are required to submit annual reports for these projects, which include a tenant roster detailing income, family size, race, ethnicity, rent amount and unit occupied and agency financial statements. City staff members will also conduct Housing Quality Standards (HQS) inspections as well as review tenant files to verify income eligibility and income verification, compliance with HOME lease requirements, if applicable, and other tenant related aspects of the program such as compliance with allowable rent schedules. City fiscal staff will review the financial records, including, but not limited to, property operating expenses, reserve accounts, proper escrow of security deposits, rental payments, etc. Additionally, to strengthen institutional structure Community Development completed its comprehensive policies and procedures in 2015, which are designed for online use. In the coming year, Community Development Division will continue to modify the policies and procedures to make it more user friendly and ensure compliance with program regulations.

### **Actions planned to enhance coordination between public and private housing and social service agencies**

At a meeting on August 13, 2015, the Albuquerque Citizen Team voted to amend the Citizen Participation Plan that guides the development of the Consolidated Plan and the Annual Action Plan. The purpose of the ACT will be less that of a committee that approves the various plans, but rather it will serve as an opportunity for public / private housing and social service agencies to inform, educate and coordinate activities. The Division will invite different representatives from the respective fields of public and private housing and social service agencies to attend a meeting to provide enhanced information sharing.

### **Discussion:**

Albuquerque is comprised of roughly 60% homeowner and 40% renter households. However, when focusing on low income and extremely low income households, it is clear that majority of low income households, (64%) and the majority of extremely low income households (72%) are renter

households. Also, as noted in the 2012 Housing Needs Assessment, the most common housing problem type reported by Albuquerque households is being cost-burdened. Based on the Housing Market Analysis results, it is not expected that there will be any major changes in 2016 concerning the overall local economy, population, and or economic development sector. It is expected that 2016 will follow the current trend of a flat housing market for single family homes, decreasing apartment vacancy rates, and increasing rental rates. Additionally it was learned from the neighborhood data collected for the Consolidated Plan that although Albuquerque housing stock city-wide is relatively young compared to housing stock across the nation, much of the housing stock in the Division's 2016 target low-income neighborhoods is over 50 years old. Based on the above information, the City will foster and maintain affordable housing for City residents by investing in multiple program strategies during the 2016 Program Year. High priority affordable housing program strategies will include Rental Acquisition/Rehabilitation, Rental New Construction, Tenant Based Rental Assistance, and Homeowner Repair.

## Program Specific Requirements

### AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

#### Introduction:

The City certifies that it will pursue all resources indicated in this Plan and will not willingly or knowingly hinder the implementation of any planned activities. The City will continue to abide by the the definitions of eligible applicants for funding as decribed in the Department of Family and Comunity Services' Administrative Requirements. These Requirements are located on the Department's website at <http://www.cabq.gov/family/our-department/request-for-proposals>. The City will continue to use a Request for Proposal Process (RFP) to solicit projects from eligible applicants and abide by the Request for Proposal process outlined in the Department's Social Services Contracts Procurement Rules and Regulations. This document is also located on the Department's website. Program income expected to be recieved from prior CDBG loans in the amount of \$115,00 will be reprogrammed for 2016 activities.

#### Community Development Block Grant Program (CDBG)

##### Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	115,000
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>115,000</b>

#### Other CDBG Requirements

1. The amount of urgent need activities	0
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2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.

70.00%

**HOME Investment Partnership Program (HOME)**  
**Reference 24 CFR 91.220(l)(2)**

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

For its 2016 Affordable Housing Development Projects, the City plans to finance portions of these projects by leveraging HOME Entitlement funds and City Workforce Housing Trust Funds (WFHTF) at a rate of more than four times their value. Therefore, for every dollar of City funds, there are four dollars of funding from other sources. Other resources expected to be available for the financing of these projects include loan products and grants available to developers through the New Mexico Mortgage Finance Authority, Federal Home Loan Bank, State of New Mexico, Environmental Protection Agency, and U.S. Department of Housing and Urban Development. These funding sources are in addition to the any private bank loans secured by the developers.

As per HOME regulations, the City of Albuquerque uses the following forms of investment and no others.

- equity investments
- interest bearing loans or advances
- non-interest-bearing loans or advances
- interest subsidies
- deferred payment loans
- grants
- loan guarantees

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

Please see the attachment under Grantee Unique Appendices for the guidelines used for resale and

recapture.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

Whether using resale or recapture, the city ensures the affordability of the unit, during the affordability period, using a note and mortgage to secure the down payment assistance. The Affordability Period is included in the terms of the note and mortgage.

While Development Agreements capture the intent of the homes to be solely for owner occupancy, it is within the Homebuyer Mortgage that contains enforceable language requiring the Mortgagor to repay any indebtedness due to "Failure of the Borrower to occupy the Property as his/her principal place of residence." Therefore, should the City or its Contractor determine that a homeowner is in such a violation of their mortgage, the City has the ability to take legal action as a means of enforcement.

#### **Median Area Purchase Price**

The City of Albuquerque will ensure that Median Area Purchase Price and after Rehab Value of all units will not exceed 95% of the Median Area Purchase Price.

#### **The Affordability Period shall be defined as follows:**

Five (5) Years for mortgages less than \$15,000.00

10 Years for mortgages from \$15,000-\$40,000.00

15 Years for mortgages greater than \$40,000.00

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

The City does not use HOME funds for this purpose.

**Emergency Solutions Grant (ESG)  
Reference 91.220(l)(4)**

1. Include written standards for providing ESG assistance (may include as attachment)

The City and NMCEH have developed administrative standards for ESG and the standards were approved by the Albuquerque Strategic Collaborative at their September meeting. The City and NMCEH have implemented a coordinated assessment tool. Please see the attached documents to the hard copy.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

The Albuquerque Continuum of Care and the Balance of State Continuum of Care (the rest of New Mexico) have developed a centralized or coordinated assessment system. The City will collaborate with both Continuums of Care and the MFA in the implementation of the system. The VI-SPIDAT will be used for all city homeless programs beginning in 2016.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

In addition to the City's Standards for Providing Emergency Solutions Grant Assistance that was approved by the *Albuquerque Strategic Collaborative* on October 15, 2015, the City's Department of Family and Community Services, under the Purchasing Ordinances, is allowed to procure their own social services. The City's ESG projects are considered social services.

The procurement process is governed by the Social Services Contracts Procurement Rules and Regulations promulgated by the Department. According to the Department Procurement Guidelines "An RFP is required for the procurement of Social Services unless exempted or an alternate competitive process applies." Department staff review submitted offers to ensure technical compliance prior to review by the Ad Hoc Committee. An Ad Hoc Committee reviews the proposal. The Ad Hoc Committee consists of a minimum of three persons and is approved by the Department Director. Offers submitted in response to an RFP are reviewed, and scored by the committee, for areas stated in the RFP. The Ad Hoc Committee provides the Director with a recommendation of award. If the Director concurs with the Ad hoc Committee recommendation, the Director notifies the Offeror in writing and instructs staff to begin contract negotiations. If the Director does not concur with the Ad Hoc Committee recommendations he/she may request reconsideration by the Ad hoc Committee.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

The City meets the homeless participation requirement in 24 CFR 576.405(a). The Continuum of Care Steering Committee and the Albuquerque Strategic Collaborative both have formerly homeless individual members who participate in policies and funding decisions regarding City programs and services funded under ESG.

5. Describe performance standards for evaluating ESG.

The City and NMCEH completed the ESG Performance Standards for evaluating ESG projects in January 2015; these documents were updated in October 2015 and are attached.

Over the 2016 program year the City of Albuquerque will continue to work closely with the Albuquerque Strategic Collaborative to End Homelessness which houses the Continuum of Care Steering Committee.



## Attachments

## Citizen Participation Comments

## Grantee Unique Appendices

**Grantee SF-424's and Certification(s)**